



# FROM CONCEPT TO COMPLETION

A HOLISTIC APPROACH TO NEW HOME CONSTRUCTION

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From architects and designers to carpenters, plumbers and electricians—the search for the right contractors can be challenging and time-consuming. Translating the clients aesthetic vision without compromising functionality can be a tricky tight walk to maneuver and, without constant communication and a flexible spirit, can lead to disappointment and broke dreams at worst.

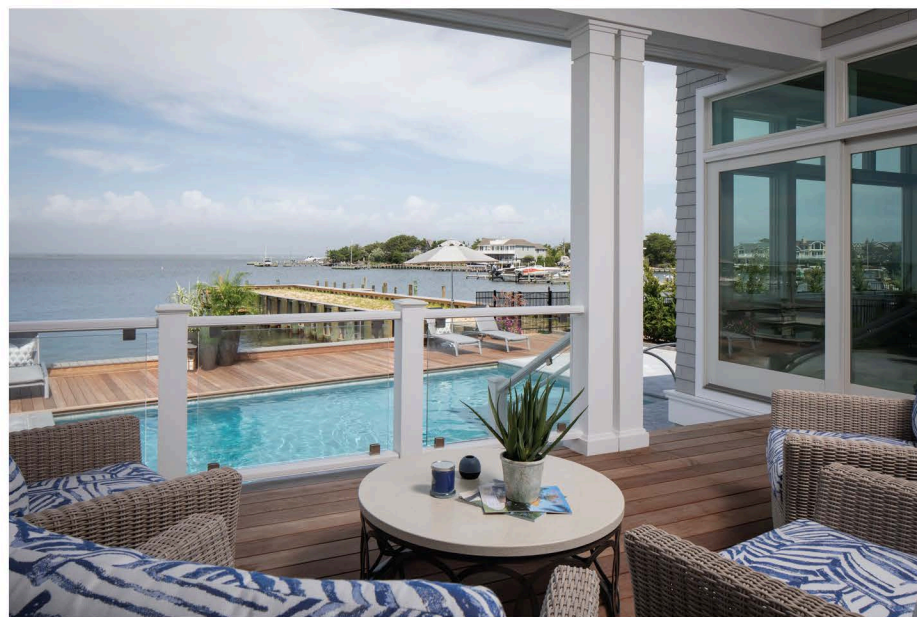
Fortunately, the new owners of this bayfront property in Loveladies were familiar with Mark Reynolds, owner of Reynolds Landscaping, from previous landscaping and outdoor living projects installed at their prior LBI address. They knew firsthand his focus on customer satisfaction and employment of superior craftsman and sub-contractors as well as his ability to think beyond the box to tackle difficult design challenges. They put their trust in these qualities along with his long track record performing building renovations and home additions when they chose his new design-built company, Mark Reynolds Project Management (MRPM) to build their new home.

Starting with an architectural plan prepared by Jay Madden Architects the homeowner's intention was to maximize the allowable footprint of the house to accommodate and entertain their large assembly of family and friends. The western views from the property over Barnegat Bay were sublime and the clients



were certain in their desire to make this panorama a focal point of the property. As with all design-built projects, change orders and material upgrades were common, yet the project details and design challenges morphed as the project developed.

The clients were comfortable with their long-time interior designer who, along with Francie Miliano of Francie Milano Kitchen Designs, formed a collegial and collaborative relationship with MRPM helping embellish the interior surroundings with individuality and artistic panache. The final result was a balance between functionality and aesthetics without compromise to the original artistic vision intended by the client. An added benefit of selecting MRPM for the project installation was their obvious interconnection with Reynolds Landscaping, the premier



To find out more about the services offered by both Mark Reynolds Project Management and Reynolds Landscaping or to schedule an appointment, please contact Mark Reynolds via phone at 609-597-6099 or via e-mail at mark@reynoldslbi.com

landscaping company designing, installing and maintaining outdoor living spaces on LBI for over 37 years. The resulting collaboration created a cohesive bridge between interior and exterior living and allowed for a seamless transition of work to the outside living area. With a large percentage of the property's lot and impervious coverage absorbed by the footprint of the residence, challenges did present themselves in the design of the exterior living space. Stringent setback restrictions in place along the bulkhead and side yards made placement of the gunnite swimming pool equally daunting.

Nevertheless, through a judicious, yet well-placed use of various hardscaping materials—including ipe hardwood decking, marble tiles, standard paver

stone and washed pebbles—along with stately privacy and summer-flowering plants and a classic, Reynolds-designed rectangular-shaped swimming pool overlooking the large expanse of Barnegat Bay, a refined and elegant outdoor living area, befitting the dwelling it supported, was created.

In the end, by creating an open and transparent dialog with both the client and the supporting cast of contractors, both Mark Reynolds Project Management and Reynolds Landscaping were able to think outside the box, find creative solutions to design challenges and create a home for their client that was true to their artistic intentions without compromise to functionality and livability.